

TO LET

GROUND FLOOR A1/A2 USE PREMISES ON BUSY PARADE

238 Station Road, Edgware, HA8 7AU



- 1,110 Sq Ft (103.12 Sq M)
- A1 Retail / A2 Estate Agents Use
- Electronic Shutter
- Close to Edgware Station
- New Lease Nil Premium

For further information please contact:

Michelle Maloy, Chamberlain Commercial (UK) Ltd
The Clock House, 87 Paines Lane, Pinner, Middlesex, HA5 3BZ
Phone: 020 8429 6899. **Email:** michelle@chamberlaincommercial.com
Web: www.chamberlaincommercial.com



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LOCATION

Edgware is a prosperous North West London suburb with a bustling town centre retail area. Including the covered Broadwalk Shopping Centre. 238 Station Road is located within the busy retail parade within close proximity to Edgware Station (Northern Line) and the Edgware Bus Terminal.

DESCRIPTION

A well proportioned retail A1 use property which has recently been granted A2 (Estate Agents) use. The premises formerly traded as a beauty and hairdressing salon and is fitted for this trade. The property provides approx 1110 sq ft with a net frontage of 18ft and a built depth of 66ft. The rear is partitioned into a store, breakout/beauty room with a separate kitchen area and single WC.

TERMS

Available by way of a new FR&I lease for a term to be agreed. Asking rent is £35,000 pa exclusive of VAT.

ENERGY RATING

EPC E104 - Copy available upon request.

BUSINESS RATES

London Borough of Barnet Rates Payable £13,053 pa
Applicants are advised to make their own enquiries.

LEGAL COSTS

Each party to bear their own legal costs.

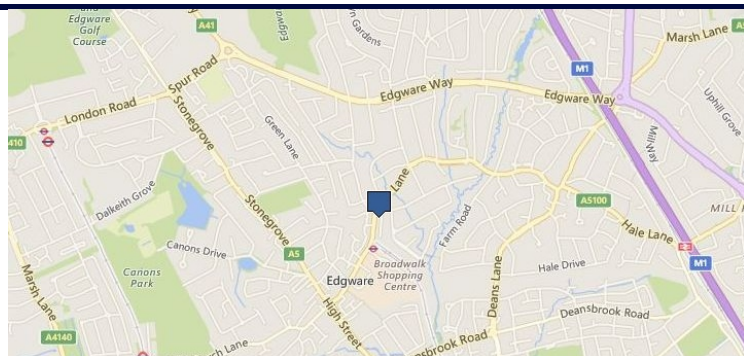
PLANNING

The property benefits from A1 (Retail Use) and A2 (Estate Agency Use).

VIEWINGS

Strictly by prior appointment via joint letting agents Chamberlain Commercial.

Contact 020 8429 6899



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